

**From:** [REDACTED]  
**To:** -- City Clerk; [McDonnell, Kevin](#); [Barnacle, Brian](#); [Karen Nau](#); [Pocekay, Dennis](#); [Cader-Thompson, Janice](#); [Healy, Mike](#); [Shribbs, John](#)  
**Subject:** April 17, 2023 City Council Agenda Item #10: "Strengthen Just Cause"  
**Date:** Tuesday, April 18, 2023 5:21:43 PM

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Thank you for continuing to work on this issue. Please consider the following points to strengthen the ordinance.

-Please consider making the relocation fee for no-fault evictions the greater of 250% of the rent or \$11,000, not the lesser.

-Please make it clear that eviction for substantial renovation will not displace the occupant, and that they will be returned to their home when renovations are complete. Please close the "reno-viction" loophole.

-Please add provisions under the owner/relative move-in no-fault just cause, to prevent a landlord from abusing this reason to displace a family. For instance, no more than one unit can be utilized for an owner/relative move-in at a property. Additionally, if the landlord has a vacant unit, they cannot displace a tenant over moving into that vacant unit. Several jurisdictions have model language for this, including but not limited to Berkeley, San Francisco, and Fairfax.

-Please consider adding back the Ellis Act regulations. Petaluma would be the only jurisdiction with a six-month right to re-rent in the state. The Ellis Act is the most abused just cause for eviction, and taking the teeth out of this in Petaluma will lead to more abuse. At a minimum, please add the longer notice period prescribed by state law, a 120-day notice of termination of tenancy, which becomes a one-year notice if the tenant is a senior or disabled.

-Finally, please add protective language found in several other ordinances, that prevent eviction for subletting where "1) the tenant continues to live in the unit as his or her primary residence; 2) the number of tenants and subtenants occupying the unit does not exceed the number of occupants originally allowed by the rental agreement OR under CA Health and Safety Code, whichever is greater, and 3) the Landlord has unreasonably withheld the right to sublease following written request by the tenant. A landlord's reasonable refusal of the tenant's request may not be based on the proposed additional occupant's lack of creditworthiness if that person will not be obligated to pay rent to the landlord. A landlord's reasonable refusal may be based on, but is not limited to, the ground that the total number of occupants in a rental unit exceeds the maximum number of occupants as determined under the CA Health & Safety Code. Before trying to recover possession based on subletting or limits on the number of occupants in the unit, the landlord must serve the tenant a written notice of violation that provides the tenant with a minimum of 14 days opportunity to address the violation...""]

Regards,

Erin Chmielewski  
Pronouns: She/Her  
Petaluma Resident